

77-0-6E ✓

66-20

WARRANTY DEED
Joint Tenancy
006976

KNOW ALL MEN BY THESE PRESENTS, that RICHARD C. NALE, JOHN E. NALE, THOMAS J. NALE and MARK J. NALE in consideration of ONE DOLLAR (\$1.00) and other valuable consideration paid by THOMAS J. NALE and DONNA T. NALE whose mailing address is 17 Cherry Hill Terrace, Waterville, Maine, the receipt whereof We do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said THOMAS J. NALE and DONNA T. NALE, as joint tenants and not as tenants in common, their heirs and assigns forever,

TRANSFER
TAX
PAID

A certain lot or parcel of land located in Waterville, County of Kennebec and State of Maine, situated on the westerly side of Country Way Road, being a homesite of a plan of "Country Way", a development for John E. Nale recorded in the Kennebec County Registry of Deeds, file no. D 87002, and dated June, 1986 and approved by the City of Waterville Planning Board on November 17, 1986, said homesite being bounded and described as follows, to wit:

Beginning at a steel pin on the westerly side of Country Way Road, said pin being at the northeasterly corner of homesite hereinafter described; thence southerly and along the westerly side of Country Way Road, a distance of fifty six and six tenths (56.6) feet, to a steel pin; thence southerly S 5° 33' W, a distance of two hundred eighty-one (281.0) feet, to a steel pin; thence westerly N 80° 50' W, a distance of three hundred forty-eight and eight tenths (348.8) feet, to a steel pin; thence northerly N 23° 43' E, a distance of three hundred fifty-three and seven tenths (353.7) feet, to a stone monument; thence easterly S 81° 46' E, a distance of two hundred sixteen and two tenths (216.2) feet, to the point of beginning.

Subject however to a certain easement granted to Central Maine Power Company by Kershaw E. Powell, recorded in the Kennebec County Registry of Deeds, Book 1289, Page 30.

Also subject to the protective covenants as described in "Declaration of Protective Covenants - Country Way", dated April 21, 1988 and to be recorded concurrently herewith.

Meaning and intending to convey a part of the premises conveyed to the within Grantors by deed of Kershaw E. Powell, dated December 30, 1986 and recorded in Kennebec County Registry of Deeds, Book 3085, Page 180.

To have and to hold the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said THOMAS J. NALE and DONNA T. NALE, as joint tenants and not as tenants in common, their heirs and assigns, to them and their use and behoof forever.

And We do covenant with the said Grantees, their heirs and assigns, that We are lawfully seized in fee of the premises; that they are free of all encumbrances; that We have good right to sell and convey to the said Grantees to hold as aforesaid; and that We and our heirs, shall and will warrant and defend the same to the said THOMAS J. NALE and DONNA T. NALE, their heirs and assigns forever, against the lawful claims and demands of all persons.

IN WITNESS WHEREOF, We, the said RICHARD C. NALE, JOHN E. NALE, THOMAS J. NALE, and MARK J. NALE, joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights in the above described premises, have hereunto set our hands and seals this 21st. day of April, 1988.

Signed, Sealed and Delivered
in presence of

Marie Marie Bechard

Richard C. Nale
RICHARD C. NALE

(to all)

John E. Nale
JOHN E. NALE

Thomas J. Nale
THOMAS J. NALE

Mark J. Nale
MARK J. NALE

STATE OF MAINE
County of

April 20, 1988

Then personally appeared the above named RICHARD C. NALE, JOHN E. NALE, THOMAS J. NALE, and MARK J. NALE and acknowledged the foregoing instrument to be their free act and deed. Before me,

Charline A. Simpson
Notary Public/Attorney at Law

RECEIVED KENNEBEC SS.

1988 APR 25 AM 9:00

ATTEST: *Marie Marie Bechard*
REGISTER OF DEEDS

